

Chapter 19.82 SIGNS

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19.82.010 Purpose.

The purpose of this chapter is to create the framework for a comprehensive and balanced system of signs that will preserve the right of free speech and expression, provide easy and pleasant communication between people and their environment, and avoid the visual clutter that is potentially harmful to traffic and pedestrian safety, property values, business opportunities, and community appearance. With these purposes in mind, it is the intent of this chapter to authorize the use of signs that are:

(a) Compatible with their surrounding architecture;

(b) Appropriate to the activity that displays them;

(c) Expressive of the identity of individual activities and the community as a whole; and

(d) Legible in the circumstances in which they are seen.

19.82.020 Definitions.

“Above-roof sign” means a sign displayed above the peak or parapet of a building.

“Activity” means an economic unit designated in the classification system given in the Standard Industrial Classification (SIC) Manual published by the U.S. Department of Commerce.

“Animation” or “animated”: (*see also* “changeable copy” and “movement”) means the movement or the optical illusion of movement of any part of the sign structure, design, or pictorial segment, including the movement of any illumination or the flashing or varying of light intensity; the automatic changing of all or any part of the facing of a sign.

“Architectural detail” (*see also* “signable area,” “wall and roof signs”) means any projection, relief, cornice, column, change of building material, window, or door opening on any building.

“Architectural,” “historic,” or “scenic area” means an area that contains unique architectural, historic, or scenic characteristics that require special regulations to ensure that signs displayed within the area enhance its visual character and are compatible with it.

“Awning” means a cloth, plastic, or other nonstructural covering that either is permanently attached to a building or can be raised or retracted to a position against the building when not in use.

“Banner” means a sign composed of a logo or design on a lightweight

material either enclosed or not enclosed in a rigid frame and secured or mounted to allow motion caused by the atmosphere.

“Bare-bulb illumination” means a light source that consists of light bulbs with a [20]-watt maximum wattage for each bulb.

“Billboard”. (*see also* “off premise sign”) means a sign that directs attention to a business, commodity, service, or entertainment conducted, sold or offered at a location other than the premises on which the sign is located.

“Building” means a structure having a roof supported by columns or walls.

“Canopy”: (*See* “awning”).

“Changeable copy” means a copy that changes at intervals of more than once every 60 seconds.

“Civic sign” means a temporary sign, other than a commercial sign, posted to advertise a civic event sponsored by a public agency, school, church, civic-fraternal organization, or similar noncommercial organization.

“Directional sign” means a sign at the exit or entrance of a premises that has two or more driveways.

“External illumination” means illumination of a sign that is affected by an artificial source of light not contained within the sign itself.

“Façade” (*see also* “signable area”) means the side of a building below the eaves.

“Facade, blank” means the side of a building below the eaves that is blank and does not have windows or architectural detail.

“Flashing illumination” means illumination in which the artificial source of light is not maintained stationary or constant in intensity and

color at all times when a sign is illuminated, including illuminated lighting.

“Grand opening sign” means a banner displayed on a premises on which a grand opening is in progress.

“Ground sign” means a sign supported by one or more uprights, posts, or bases placed upon or affixed in the ground and not attached to any part of a building. It includes a pole sign and a monument sign.

“Height” means the vertical distance measured from grade at the edge of the adjacent right-of-way to the highest point of the sign.

“Illumination” or “illuminated” means a source of any artificial or reflected light, either directly from a source of light incorporated in, or indirectly from an artificial source, so shielded that no direct illumination from it is visible elsewhere than on and in the immediate vicinity of the sign.

“Indirect illumination” means a light source not seen directly.

“Inflatable sign” means any advertising devise, which is supported by heated or forced air, or lighter-than-air gases.

“Internal illumination” means a light source that is concealed or contained within the sign and becomes visible in darkness through a translucent surface.

“Item of information” means (1). a syllable of a word, an initial, logo, abbreviation, number, symbol, or geometric shape; (2). a word, logo, abbreviation, symbol, or geometric shape.

“Marquee” means a permanent structure other than a roof attached to, supported by, and projecting from a building and providing protection from the elements.

“Monument sign” means a ground sign permanently affixed to the ground at its base, supported entirely by a base structure, and not mounted on a pole.

“Movement” (*see also* “animation”) means physical movement or revolution up or down, around, or sideways that changes at intervals of less than 60 seconds.

“Multi-use building” means a building consisting of two or more separate commercial uses.

“Name-plate sign” means a sign indicating the name and address of a building; or the name of an occupant thereof, and the practice of a permitted occupation therein.

“Neon tube illumination” means a source of light for externally lit signs supplied by a neon tube that is bent to form letters, symbols, or other shapes.

“Nonconforming sign” means a sign that was lawfully constructed or installed prior to the adoption or amendment of this chapter and was in compliance with all of the provisions of the governing ordinance then in effect, but which does not presently comply with this chapter.

“Off premise sign” (*see also* “billboard”) means a sign that directs attention to a business, commodity, service, or entertainment not exclusively related to the premises where such sign is located or to which it is affixed.

“Pole sign” means a sign that is mounted on a freestanding pole or other support so that the bottom edge of the sign face is six feet or more above grade.

“Political sign” means a temporary sign identifying and urging voter support for a particular election issue, political party, or candidate for public office.

“Portable sign” means a sign not permanently attached to the ground or a building or designed to be permanently attached to the ground or a building.

“Premises” means the lot or lots, plots, portions, or parcels of land considered as a unit for a single use or development, whether owned or leased, and not located in a shopping center or multi-use building.

“Projecting sign” means a sign attached to and projecting from the wall of a building and not in the same plane as the wall.

Projecting Sign



“Property sign” means an on premise sign that states the rights that the owner of that property wishes to enforce, such as no dumping, or no trespassing.

“Public information sign” means an on premises sign that is located on land in a PF (public facilities) zone that is owned, leased or occupied by a federal, state or local governmental body (such as a city or a school district), which signage is used solely for non-commercial, public information purposes such as civic announcements, publicizing community events, occurrences or activities, or the like. A public information sign may not be used for off-premises sign or billboard purposes. All public information signs

shall be constructed as monument signs as provided in section 12.82.030 below.

“Real estate sign” means a temporary sign that relates to the sale, lease, or rental of property or buildings, or to construction activities on a site where the sign is located.

“Right-of-way” means a strip of land acquired by reservation, dedication, prescription, or condemnation and intended to be occupied by a street, alley, trail, water line, sanitary sewer, and/or other public utilities or facilities.

“Roof sign” (*see also* “above-roof sign”) means a sign that is displayed above the eaves and under the peak of a building.

“Shopping center” means a commercial development under unified control consisting of [four] or more separate commercial establishments sharing a common building, or which are in separate buildings that share a common entranceway or parking area.

“Sign” means a sign or special sign, as defined by this chapter. Sign also means a lettered, numbered, symbolic, pictorial, or illuminated visual display designed to identify, announce, direct, or inform that is visible from a public right-of-way.

“Signable area for projecting signs and awnings” means one area enclosed by a box or outline, or within a single continuous perimeter composed of a single rectangle, circle, triangle, or parallelogram enclosing the extreme limits of characters, lettering, illustrations, ornamentations, or other figures.

“Signable area for wall signs” means one area free of architectural details on the facade of a building or part of a building, which shall include the entire area which is:

1. Enclosed by a box or outline, or
2. Within a single continuous perimeter composed of a single rectangle, circle, triangle, or parallelogram enclosing the extreme limits of characters, lettering, illustrations, ornamentations, or other figures. A “facade” is the side of a building below the eaves.

“Size” means the total area of the face used to display a sign, not including its supporting poles or structures. If a sign has two faces that are parallel (not more than two feet apart), and supported by the same poles or structures, the size of the sign is one-half the area of the two faces.

“Snipe sign” means an off-premises sign that is tacked, nailed, posted, pasted, glued, or otherwise attached to trees, poles, stakes, fences, or to other objects.

“Special sign” means a sign, other than a ground or wall sign, regulated by this title.

“Structure” means anything built that requires a permanent location. This term includes a building.

“Temporary window sign” means a window sign displayed for a limited period of time.

“Vehicle sign” means a sign that is attached to or painted on a vehicle that is parked on or adjacent to any property, the principal purpose of which is to attract attention to a product sold or business located on the property.

“Wall sign” means a sign painted on or attached to a wall of a structure and in the same plane as the wall.

“Wind sign” means any display or series of displays, banners, flags, balloons, or other objects designed and fashioned in such a manner as to move when subjected to wind pressure.

“Window sign” means a sign applied, painted or affixed to or in the window of a building. A window sign may be temporary or permanent.

19.82.025 Interpretation.

A. Properties divided by public streets are not adjacent.

B. The sign requirements contained in this chapter are declared to be the maximum allowable.

C. Sign types not specifically allowed as set forth within this chapter shall be prohibited.

D. Where other ordinances are in conflict with the provisions of this chapter, the most restrictive ordinance shall apply.

19.82.030 Monument signs.

A. Where permitted. A premises may display one monument sign on each street or highway on which it has frontage in the following zoning districts:

- (a) NC Zone
- (b) CR Zone
- (c) O-R-D Zone
- (d) PF Zone

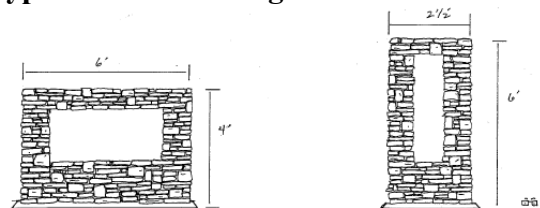
B. Size, setback, and height regulations. Monument signs must comply with the size, setback, and height regulations contained in Chart 19.82.03-01.

C. Shopping Centers. A shopping center may display one monument sign at each exit and entrance. Occupants within a shopping center may not display monument signs individually.

D. Public information signs. Notwithstanding anything in this chapter to the contrary, public information signs are a conditional use in the PF zone and may be constructed to a maximum height of 18 feet. The base, or support structure, of the public

information sign shall be designed to be no less than one-half ($1/2$) the width of the advertising portion of the sign. The maximum width of the advertising portion of any public information sign is 12 feet, and the maximum allowable area of the advertising portion of any public information sign is 90 square feet. The copy or image on any public information sign with changeable copy or moveable images (via LED lighting or other technology) shall not move more than once per minute. With the exception of lighted signs deemed necessary to protect public safety (such as Amber Alerts, speed limit LED signs, UDOT advisory traffic signs, etc.), the hours of illumination and operation of any public information sign shall be limited to 7:00 a.m. to 10:00 p.m. daily.

Typical monument signs:



D. Multi-Use Buildings. A multi-use building may have one monument sign facing each street or highway on which the building has frontage.

E. Landscaping. A landscaped area located around the base of the monument sign equal to 2.5 square feet for each square foot of monument sign area, is required for all monument signs. The landscaped area shall contain living landscape material consisting of shrubs, perennial ground cover plants, or a combination of both, placed throughout the required landscape area having a spacing of not greater than two feet on center. Where appropriate, the planting of required deciduous or

evergreen trees, installed in a manner that frames or accents the monument sign structure is encouraged.

Example of adequate landscaping to frame a sign:



19.82.040 Wall signs.

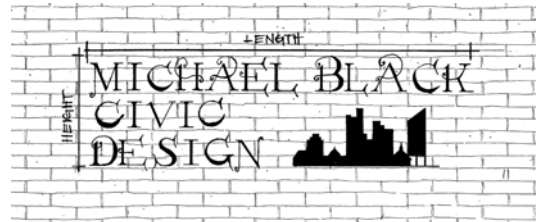
A. Where permitted. In the following zoning districts, a premises, and each occupant of a shopping center or multiuse building, may display wall or signs on walls adjacent to each street or highway on which it has frontage:

- (a) NC Zone
- (b) CR Zone
- (c) O-R-D Zone
- (d) PF Zone

B. Signable area designation. The person displaying the sign shall select one signable area on each facade of the building that has frontage on a street or highway. As used in this subsection, a "signable area" is an area which is:

- (a) enclosed by a box or outline, or;
- (b) within a single continuous perimeter composed of a single rectangle, circle, triangle, or parallelogram enclosing the extreme limits of characters, lettering, illustrations, ornamentations, or other figures

Signable area measured for a wall sign:



C. Sign structure or sign display area allowed. The aggregate area of the wall signs displayed on a premises shall not exceed the following percentages of the signable area:

(a) no signable area for any use in city shall exceed 15% of the aggregate area of the wall where a sign is to be located, and in no case shall a wall sign exceed six feet in height.

D. How displayed. The sign structure or sign display area may be displayed as one or divided among two or more wall signs.

E. Additional limitations. Wall signs may be attached to or pinned away from the wall, but must not project from the wall by more than 12 inches and must not interrupt architectural details. Cabinet signs are not permitted as wall signs in the city.

19.82.50 Projecting signs.

A. Where permitted. A premises, and each occupant of a shopping center or multi-use building, may display one projecting sign on each street or highway frontage in the following zoning districts:

- (a) NC Zone
- (b) CR Zone
- (c) O-R-D Zone
- (d) PF Zone

B. Size of projecting signs. Projecting signs must comply with the size regulations contained in Chart 19.82.05-01. Projecting and marquee

signs shall not project above the roofline or 18 feet, whichever is lower.

C. Signable area. Any signable area selected for display as a projecting sign shall not exceed, and shall be subtracted from, the signable area allocated to wall signs permitted for each premises.

D. Additional limitations. The following additional limitations apply to projecting signs:

(a) Projecting signs must clear sidewalks by at least eight feet and may project no more than four feet from a building or one-third the width of the sidewalk, whichever is less.

(b) Projecting signs must be pinned away from the wall at least four inches and must project from the wall at an angle of 90 degrees.

(c) Angular projection from the corner of a building is prohibited.

19.82.060 Awnings.

A. Where permitted. A premises, and each occupant of a shopping center or multi-use building, may display awnings on each street or highway frontage in the following zoning districts:

- (a) NC Zone
- (b) CR Zone
- (c) O-R-D Zone
- (d) PF Zone

B. Signable area. A sign may be displayed on one signable area selected for display on an awning. It shall not exceed 30% of the area of the principal face of the awning and shall be subtracted from the signable area selected for wall signs permitted for each premises and each occupancy under section 19.82.04.

C. Height and width. Awnings must clear sidewalks by at least eight

feet and may project no more than the width of the sidewalk.

19.82.070 Special signs

A. Grand opening or going out of business signs. A premises, or an occupant of a shopping center or multi-use building, may display one grand opening or going out of business sign, not exceeding 20 square feet in area or six feet in height, for no more than 20 days during any 12 consecutive calendar months, and must be licensed to do so by the city.

B. Window signs. A premises, or an occupant of a shopping center or multiuse building, may display permanent window signs not to exceed 15% of the window area of the facade of the building; and temporary window signs, not to exceed an additional 15% of the window area of the facade of the building, for no more than 30 days during any 12 consecutive calendar months.

C. Directional signs. A premises, or an occupant of a multi-use building, may display one directional sign at each entrance to or exit not more than six square feet on two-lane streets or highways and on any highway with a posted travel speed less than 35 miles per hour, and not more than four square feet on multi-lane roads and on any highway with a posted travel speed greater than 35 miles per hour.

19.82.080 Illumination and movement.

A. Flashing illumination and movement prohibited. Except for public information signs, as provided in subsection 19.82.030(D), a sign may not be animated or have changeable copy, as defined above, and may not have flashing illumination.

B. Illumination requirements. A permanent sign may be non-illuminated, illuminated by internal, internal indirect or external indirect illumination. Signs that are externally lit shall be illuminated only with steady, stationary, down-directed, and shielded light sources directed solely onto the sign.

C. Glare. Any lighting fixture on a sign that is located within ten feet of a property line of a residential zoning district or an existing residential use, or within ten feet of a public right-of-way, except as permitted by this ordinance, shall be

(a) aimed away from the property line, residential use, or zoning district, or public right-of-way;

(b) classified as full cut-off lighting, or;

(c) shielded on the side closest to the property line, residential use, zoning district, or public right-of-way.

19.82.090 Areas of Special Character.

A. Designation. This chapter cannot adequately regulate all signs in an area as diverse as the city. The city council may therefore designate any geographical areas as Areas of Special Character.

B. Zoning map. The city's zoning map shall show the boundaries of all designated Areas of Special Character.

C. Special regulations. The city council shall adopt special regulations for signs in Areas of Special Character that shall be consistent with the nature of the Area of Special Character.

D. Effect of special regulations. Special regulations for Areas of Special Character shall supersede and may be either more or less restrictive than the regulations for signs contained in title.

E. Sign Plan for Areas of Special Character. The planning commission may approve a sign plan for an Area of Special Character. The sign plan shall contain visual representations of the lettering, illumination, color, area and height of signs and may also indicate the area and buildings where they may be placed and located. The sign plan may also contain special regulations authorizing the display of signs in the Area of Special Character. The special regulations may incorporate by reference the visual representation of signs in the sign plan. The planning commission may approve a sign plan if the signs illustrated in the plan and authorized by any special regulations included in the plan are consistent with the purposes of this title and the character of the Area of Special Character. An approved sign plan shall supersede and may be either more or less restrictive than the regulations contained in this title.

F. Programs for Signs. The planning commission may approve a Program for Signs in an Area of Special Character.

19.82.100 Programs for Signs.

A. Purpose.

A Program for Signs is a creative incentive for a unified visual statement that integrates the design of signs with the design of the building on which they will be displayed and with the surrounding area.

B. When allowed. The owners of one or more adjacent premises, or one or more occupants of a shopping center or multi-use building, not located in an Area of Special Character, may submit a Program for Signs to the planning commission that need not comply with some or all of the requirements of this

ordinance. The Program for Signs shall contain a visual representation of the lettering, illumination, color, size, height, placement, and location of the signs proposed for display

C. Standards for approval. The planning commission may approve a Program for Signs if the signs visually represented in the program are:

(a) Consistent with the purposes of this chapter; and

(b) Compatible with the theme, visual quality, and overall character of the surrounding area or an Area of Special Character, if the signs included in the Program for Signs are located in such an area; and;

(c) Appropriately related in size, shape, materials, lettering, color, illumination, and character to the function and architectural character of the building or premises on which they will be displayed, and are compatible with existing adjacent activities.

D. Display of signs. A premises or occupancy for which a Program for Signs has been approved by the planning commission may only display signs that comply with the approved program, which shall supersede and replace the regulations for signs in this ordinance.

19.82.110 Prohibited signs.

The following signs are prohibited in the city:

(a) Signs which by color, location, or design resemble or conflict with traffic control signs or signals;

(b) Signs attached to light poles or standards;

(c) Portable signs;

(d) Above-roof signs;

(e) Inflatable signs;

(f) Any unlicensed temporary sign;

(g) Vehicle signs;

(h) Any sign which flashes, blinks, uses chaser lights, etc., or moves (public information signs and time and temperature signs excluded);

(i) Roof signs;

(j) Snipe signs;

(k) Wind signs;

(l) Off premise signs (including billboards);

(m) Pole signs;

(n) Cabinet signs, except as allowed herein; and

(o) Any sign in the right-of-way which has not been licensed by the city, including, without limitation, any so-called "bus bench" signs.

19.82.120 Exempt signs.

The following signs are exempt from the regulations contained in this chapter:

(a) Signs required by law.

(b) Any sign of information integrated into or on a coin-operated machine, vending machine, gasoline pump, or telephone booth.

(c) Real estate signs, one per property. The real estate sign shall not exceed six feet in height and nine square feet.

(d) Political signs, excluding billboards.

(e) Property signs.

(f) Name plate signs.

(g) Civic signs.

19.82.121 Transit facility advertising.

A. Advertising on public transit (bus) benches and shelters in the city is prohibited; provided, however, that nothing in this code shall prohibit the city from maintaining public, or public-interest, notices on any city-owned public transit facilities in the city.

B. Notwithstanding anything in this code to the contrary, in order to provide a reasonable transition period for the city to replace privately-owned transit (bus) benches and shelters bearing non-conforming advertising with city-owned benches and shelters, the city may, at its option, take until 1 March 2008 to abate non-conforming benches and shelters already located in the city as of the effective date of this ordinance.

C. In abating non-conforming public transit (bus) benches and shelters existing as of the effective date of this ordinance, the city may require immediate removal of any such benches and shelters that are dangerous, in disrepair, are duplicative, or are not located at a recognized transit stop, and may defer (until 1 March 2008), for public convenience, required removal of otherwise non-conforming benches and shelters located at high-use, recognized transit stops, as determined by the city.

19.82.130 Nonconforming signs.

A. Change and modification. A nonconforming sign or sign structure shall be brought into conformity with this title if it is altered, reconstructed, replaced, or relocated. A change in copy is not an alteration or replacement for purposes of this subsection.

B. Maintenance. Nonconforming signs must be maintained in good condition in accordance with this chapter. Maintenance shall include replacing or repairing of worn or damaged parts of a sign or sign structure in order to return it to its original state, and is not a change or modification prohibited by subsection

C. Removal. Removal of a nonconforming sign or replacement of a nonconforming sign with a conforming sign is required when:

(a) A nonconforming sign, or a substantial part of a nonconforming sign, is blown down, destroyed, or for any reason or by any means taken down, altered, or removed. As used in this subsection, "substantial" means 50% or more of the entire sign structure, or;

(b) The condition of the nonconforming sign or nonconforming sign structure has deteriorated and the cost of restoration of the sign to its condition immediately prior to such deterioration exceeds 50% of the value of the sign or sign structure prior to its deterioration, or;

(c) The use of the nonconforming sign, or the property on which it is located, has ceased, become vacant, or been unoccupied for a period of 180 consecutive days or more. An intent to abandon is not required as the basis for removal under this subsection, or;

(d) There is a change in tenant or change in ownership of the premises on which the nonconforming sign is located, or;

D. Sign permit. Any permit issued for a sign under this chapter shall require that any nonconforming sign displayed on the premises for which the permit is issued shall be modified or removed to conform to the provisions of this chapter.

E. Development permit. Any building permit that authorizes the development of a premises, any building addition, an increase in gross floor area of 25% or more, or any exterior structural remodeling of a building facade on which a nonconforming sign is located, shall

require all nonconforming signs on the premises for which the building permit is issued to be brought into conformity with the provisions of this title.

F. Separation. No sign that is nonconforming solely because it violates a requirement for the spacing of signs shall be required to eliminate that nonconformity if compliance with the spacing regulation on the premises is not possible.

19.82.140 Permits.

A. Permit required. No person shall erect or display a sign unless the department has issued a permit for the sign or this section exempts the sign from the permit requirement.

B. Application. A person proposing to erect or display a sign shall file an application for a permit with the department. The application shall contain the following:

(a) The name, address, and telephone number of sign contractor and the owner and occupant of the premises where the sign is to be erected or displayed; the date on which it is to be erected or displayed; the zoning district and the Area of Special Character, if any, in which it is located; and any variance that has been approved.

(b) A color drawing to scale that shows:

1. all existing signs displayed on the premises;
2. the location, height, and size of any proposed signs;
3. the items of information proposed to be displayed; and;
4. the percentage of the signable area covered by the proposed signs. This information is not required if a Program for Signs has been approved for the premises or occupancy on which

the sign will be erected or displayed if the approved Program for Signs is attached to the application.

(c) Specifications for the construction or display of the sign and for its illumination and mechanical movement, if any, are to be provided.

C. Review and time limits. The department shall promptly review the application upon the receipt of a completed permit application and upon payment of the permit fee by the applicant. The department shall grant or deny the permit promptly.

D. Approval or denial. The department shall approve a permit for the sign if it complies with the building, electrical or other adopted codes of the city with:

(a) The regulations for signs contained in this chapter and any variance that has been granted from these regulations;

(b) Any special regulations that have been adopted for an Area of Special Character, and;

Any Program for Signs that has been approved under this ordinance. If the department does not approve a permit for the sign, the department shall state the reasons for the denial in writing, and shall mail a certified copy of the reasons for denial to the address of the applicant stated on the application.

E. Appeals. Any applicant who is denied a permit for the display of a sign may file a written appeal to the director within ten days after receipt of the written copy of the denial.

F. Fees. The fees for permit applications shall be as specified in title.

G. Exemptions. The following signs are exempt from the permit requirement:

(a) A sign specifically exempted from the provisions of this chapter.

(b) A temporary window sign.

(c) A sign that is a permanent architectural detail of a building.

19.82.150 Enforcement.

(a) Enforcement Official. The director, or his designee, shall have the authority to enforce this chapter and to make all related inspections. Appeals of decisions under this chapter shall be to the board of adjustment.

(b) Removal of Signs.

1. Authority. The director is hereby authorized to require removal of any illegal sign and to commence an action to enjoin erection of any illegal sign.

2. Notice. Before bringing action to require removal of any illegal sign, the director, or his designee, shall give written notice to the owner of the sign or the owner of the premises on which such sign is located. The notice shall state the violation charged, and the reasons and grounds for removal, specifying the deficiencies or defects and specify that the sign must be removed or made to conform with the provisions of this chapter within the notice period provided below.

3. Service of notice shall be made personally on the owner or lessee, or by certified mail addressed to the owner or lessee at the address specified in the permit, county records, or the last known address.

(a) Notice Period.

1. The notice period for permanent signs shall be ten days.

2. The notice period for temporary signs shall be three days.

3. Re-erection of any sign or substantially similar sign on the same premises after a notice of violation has

been issued shall be deemed a continuation of the original violation.

(a) Prosecution. If the owner or lessee of the premises upon which the sign is located has not demonstrated to the satisfaction of the director that the sign has been removed or brought into compliance with the provisions of this chapter by the end of the notice period, then the director shall certify the violations to the city prosecutor for prosecution.

(b) Removal. The director may remove any illegal temporary sign which is maintained or re-erected after the expiration of the notice period, if the owner or lessee of the premises has been issued a notice of violation at least once before for the same violation involving the same or similar sign.

(c) Safety Hazard. Notwithstanding anything to the contrary in this chapter, the director may cause the immediate removal or repair (without notice to the owner of the sign, or the property on which it is located) of any unsafe or defective sign or signs that create an immediate hazard to persons or property.

(d) Costs of Removal. The costs of removal of a sign by the city shall be borne by the owner of the sign and of the property on which it is located, and the city may bring an action for recovery of any such expenditures.

(e) Liability for Damages. This chapter shall not be construed to relieve or to limit in any way the responsibility or liability of any person, firm, or corporation, which erects or owns any sign, for personal injury or property damaged caused by the sign; nor shall this chapter be construed to impose upon the city, its officers, or its employees, any responsibility or liability by reason of the approval of

any sign under the provisions of this chapter.

chapter by any court of competent jurisdiction shall not affect the validity of the remaining portions of this chapter.

19.82.160 Severability.

The invalidation of any section, subsection, clause, or phrase of this

19.82.170 Charts, figures, and graphs.

(a) Chart 19.82.03-01

Monument Signs				
District	Type of Sign	Signable Area	Max. Height of Sign	Sign Setback
NC - Neighborhood Comm.	Monument	36 square feet	6 feet (including pedestal)	18 inches
CR - Regional Comm.	Group Monument	96 square feet	10 feet (including pedestal)	24 inches
PF - Public Facilities	Monument	36 square feet	6 feet (including pedestal)	18 inches
	Group Monument	48 square feet	6 feet (including pedestal)	18 inches
ORD - Office	Monument	36 square feet	6 feet (including pedestal)	18 inches
	Group Monument	48 square feet	6 feet (including pedestal)	18 inches
ORD - Office/Research Park	Monument	64 square feet	8 feet (including pedestal)	24 inches
	Group Monument	96 square feet	10 feet (including pedestal)	24 inches

(b) Chart 19.82.05-01

Projecting Signs			
District	Type of Sign	Signable Area	Height of Sign
NC -Neighborhood Comm.	Projecting	10 % of façade	8 foot min. clearance, 18 foot max.
CR - Regional Comm.	Projecting	10 % of façade	8 foot min. clearance, 18 foot max.
PF - Public Facilities	Projecting	10 % of façade	8 foot min. clearance, 18 foot max.
ORD - Office	Projecting	10 % of façade	8 foot min. clearance, 18 foot max.
ORD - Office/Research Park	Projecting	10 % of façade	8 foot min. clearance, 18 foot max.